

## Base Notice: General Services Administration (GSA) seeks to lease the following space in Virginia: - 9VA2606

**Notice Type:**  
Presolicitation

**Posted Date:**  
August 2, 2019

**Response Date:**  
Aug 13, 2019 4:00 pm Eastern

**Archiving Policy:**  
Manual Archive

**Archive Date:**  
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**Classification Code:**  
X -- Lease or rental of facilities

**NAICS Code:**  
531 -- Real Estate/53120 -- Lessors of Nonresidential Buildings (except Miniwarehouses)

### NOTICE INFORMATION

**Agency/Office:**  
Public Buildings Service (PBS)

**Location:**  
PBS Center for Broker Services (47PA05)

**Title:**  
General Services Administration (GSA) seeks to lease the following space in Virginia:

**Description(s):**  
Added: Aug 02, 2019 9:30 am

### U.S. GOVERNMENT

General Services Administration (GSA) seeks to lease the following space:

State:	Virginia
City:	Various
Delineated Area:	Virginia: Arlington, Fairfax, Loudoun, and Prince William Counties and the incorporated cities and towns of Alexandria, Fairfax, Falls Church, Herndon, Vienna, or Manassas
Minimum ANSI/BOMA Office Area Square Feet (ABOASF):	95,607
Maximum Rentable Square Feet (RSF):	109,948
Space Type:	Specialized space for shelter - see below
Parking Spaces (Total):	280
Parking Spaces (Unreserved):	275

Parking Spaces (Reserved):	5
Full Term:	15 years
Firm Term:	15 years
Option Term:	5 years
Additional Requirements:	Land- additional 2 acres reserved for recreational sports fields and playgrounds. See below for additional requirements

#### Virginia (National Capital Region) Unaccompanied Alien Children (UAC) Shelter

The requested space will be used by the U.S. Department of Health and Human Services (HHS), Office of Refugee Resettlement (ORR), to house unaccompanied children. Children age 17 and under who are unaccompanied by parents or other legal guardians and who have no lawful immigration status in the United States (unaccompanied alien children) and apprehended by the U.S. Department of Homeland Security (DHS) are transferred to the care and custody of ORR in HHS' Administration for Children and Families (ACF). ORR is legally required to provide for the care and custody of all UAC referred to ORR until they are released to appropriate sponsors, usually a parent or relative, while their immigration cases proceed.

The Virginia Residential Child Care Facility will provide residential accommodation for approximately 440 unaccompanied children. Care will be provided by approximately 147 operations contract staff 24 hours a day seven days a week. The facility will require child bedrooms/ sleeping areas, child bathrooms, classrooms, indoor recreation/ multipurpose areas, medical, dining/ food service, administrative and support space. Approximately 2 acres of exterior space shall be provided for outdoor recreation areas. The facility shall be built to meet any applicable requirements necessary for Virginia State licensing.

Offered space must meet Federal Government, State, and Local jurisdiction requirements including, but not limited to, fire and life safety, security, accessibility, seismic, energy, and sustainability standards per the terms of the Lease. A fully serviced lease is required. The average annual rent net of services and utilities must be below the current GSA prospectus threshold. Offered space shall not be in the 100 year flood plain.

Only single tenant buildings will be considered for this requirement. The shelter will require all necessary modifications and improvements so that it can be licensed by the State of Virginia to meet Virginia Standards for Licensed Children's Residential Facilities.

The following attachments are hereby incorporated into this advertisement:

Attachment 1- Housing Plan for Virginia 440 Child Facility

Attachment 2- Virginia Standards for Licensed Children's Residential Facilities

In the event that a potentially acceptable offer fails to provide required information as part of its response to this notification, the Government reserves the right to assume that the building in question cannot meet the Government's requirements.

Submission by anyone other than the owner or manager of a property must be accompanied by a letter from the ownership granting permission to make a general offering of space.

Expressions of Interest should include the following:

- 1) Building name, address & age;
- 2) Evidence of ownership. Contact information and email address of Lessor's Representative;
- 3) ANSI/BOMA Office Area (ABOA) Square Feet (SF) and rentable square feet (RSF) available (identifying the specific floors and square footage on each, with Common Area Factor) and its condition (shell, or built-out, and if so for whom);
- 4) Asking full service rental rate per ABOA SF and RSF, inclusive of 24/7 HVAC, a standard GSA warm lit shell and a tenant improvement allowance of \$38.95/ABOA SF and Building Specific Amortized Capital (BSAC) allowance of \$35.00/ABOA SF;
- 5) Operating cost base for 24/7 operations per ABOA SF and RSF;
- 6) A description of additional tenant concessions offered, if any;
- 7) Date building will be ready for commencement of tenant improvements;
- 8) Floor Plan of the offered space and Site Plan depicting the building, land acreage, and parking;
- 9) Any information related to title issues, easements, or restrictions on the use of the building;
- 10) Evidence that the Government's intended use is permissible by zoning in the proposed location; and
- 11) Evidence that the offered space will meet the other specific requirements identified herein.

Expressions of Interest Due:	8/13/2019
Market Survey (Estimated):	August 2019
Offers Due (Estimated):	September 2019
Occupancy (Estimated):	7/23/2020

**Send Expressions of Interest to:**

Name/Title:	Emmett Miller Vice Chairman Savills, Inc.
Address:	1201 F Street, NW Suite 500 Washington, DC 20004
Office:	202-624-8517
Email Address:	emmett.miller@gsa.gov

Name/Title:	Bryant Porter Associate Director Savills, Inc.
Address:	1201 F Street, NW Suite 500 Washington, DC 20004
Office:	202-624-8515
Email Address:	bryant.porter@gsa.gov

**Government Contact**

Lease Contracting Officer:	Glenn Harvey
Broker:	Emmett Miller and Bryant Porter

**Primary Point of Contact.:**

Bryant Porter,  
Associate Director  
[bryant.porter@gsa.gov](mailto:bryant.porter@gsa.gov)  
Phone: 202-624-8515  
Fax: 202-624-8555

**Secondary Point of Contact:**

Mett Miller,  
Vice Chairman  
[emmett.miller@gsa.gov](mailto:emmett.miller@gsa.gov)  
Phone: 202-624-8517  
Fax: 202-624-8555

**Contracting Office Address:**

See procurement notice or solicitation for address and remittance information.

,  
United States

**Place of Contract Performance:**

, Virginia  
United States

**Allow Vendors To Add/Remove From Interested Vendors:**

No

**Allow Vendors To View Interested Vendors List:**

No

**Recovery and Reinvestment Act Action:**

No

**Solicitation External Reference:**

<https://www.fbo.gov/notices/ce7637ac25c3c3f9f87eb947f5ecc551>

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**PROCUREMENT NOTICE INFO**

Created: August 2, 2019 9:30 am

By: [Bryant F. Porter](#)

Modified: August 2, 2019 9:30 am

By: [Bryant F. Porter](#)

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**NOTICE HISTORY**

**Original Notice:** **9VA2606** (Aug 02, 2019)

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**FILES**

[NCR UAC 440 Attachments](#) 

Aug 02, 2019

[Attachment 1 - Housin](#)

[VA Standards for Chilc](#)